Karen Johnson Davidson County
Batch# 1484183 DEEDWARR
10/15/2026 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20261015-0094803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Allyson Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER LEANNE PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

File No. BC-26-514

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Seibold	Albert Seibold	
(NAME)	(NAME)	
1739 Park Terrace Ln	3736 Woodbourne Pl	188-10-0A-285.00-CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Santa Rosa, CA 95403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LEANNE SAIN TUCKER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT SEIBOLD**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Plat at Instrument No. 20200910-0103222, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leanne Sain Tucker, unmarried woman, and Charles T. Sain, unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220418-0044420 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 18, 2022.

Being the same property conveyed to Leanne Sain Tucker, unmarried woman by Quitclaim Deed from Charles T. Sain, unmarried man of record in Instrument No. 20220418-0044422 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 18, 2022.

This is property more commonly known as 1739 Park Terrace Ln, Nolensville, TN 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant

and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of October, 2026.

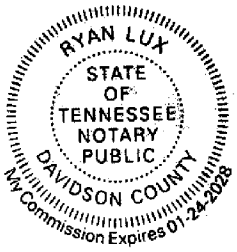
LeAnne Sain Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2026, before me personally appeared LeAnne Sain Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2026.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/7/26 (date of document).

Jennifer Pennell

10/15/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/15, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal